

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCEL 34
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

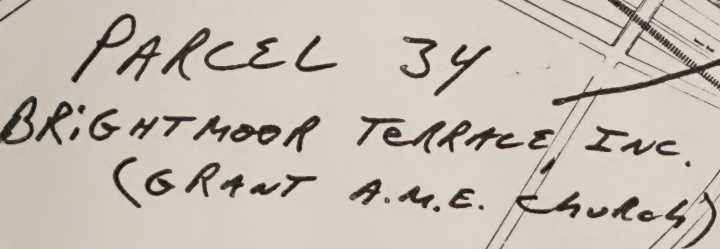
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Brightmoor Terrace, Inc. has submitted an acceptable proposal for the development of Parcel 34 with low-moderate income housing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of the Grant A.M.E. Church as Redeveloper of Parcel 34 is hereby rescinded.
2. That Brightmoor Terrace, Inc. be and hereby is designated as Redeveloper of Parcel 34 in the South End Urban Renewal Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that Brightmoor Terrace, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 34 to Brightmoor Terrace, Inc., said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (HUD Form H-6004).



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MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Final Designation of Redeveloper
Disposition Parcel 34
South End Urban Renewal Area

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SUMMARY: This memorandum requests that Brightmoor Terrace, Inc. be finally designated as the Redeveloper of Disposition Parcel 34 in the South End Urban Renewal Area, and further requests that the Director be authorized to convey Parcel 34 to Brightmoor Terrace, Inc.

Disposition Parcel 34 in the South End Urban Renewal Area consists of approximately 169,770 square feet, located on Washington Street between East Lenox Street and Northampton Street. The Authority tentatively designated the Grant A.M.E. Church as the Redeveloper of this parcel on December 16, 1966.

The proposal for this site calls for the construction of 180 units of low-moderate income housing financed under Section 236 of the National Housing Act, contained in a combination of medium high-rise apartment buildings and low-rise townhouses. Ground floor commercial space will be included both to provide convenient shopping for the tenants, and to enhance the economic feasibility of the development.

Since the tentative designation, the Grant A.M.E. Church has formed a separate, charitable corporation, Brightmoor Terrace, Inc. to take title to the land and act as the nominal developer. It will therefore be necessary, technically, to rescind the tentative designation of the Grant A.M.E. Church, and finally designate Brightmoor Terrace, Inc. as the Redeveloper of Parcel 34.

A commitment for construction financing has been issued by the Massachusetts Housing Finance Agency. A firm commitment for Section 236 subsidy funds is to be issued in the near future by FHA. Initial closing and construction start will follow immediately.

I therefore recommend that the Authority rescind the tentative designation of the Grant A.M.E. Church and finally designate Brightmoor Terrace, Inc. as the Redeveloper of Parcel 34 in the South End Urban Renewal Area, and further, authorize the conveyance of Parcel 34 to Brightmoor Terrace, Inc.

An appropriate Resolution is attached.

Attachment